

162.0

0001

0015.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

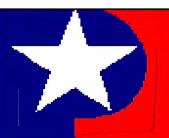
672,500 / 672,500

USE VALUE:

672,500 / 672,500

ASSESSED:

672,500 / 672,500



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
60		FLORENCE AVE, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1:	HINGSTON BRIAN & TAMSEN
Owner 2:	
Owner 3:	

Street 1: 60 FLORENCE AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: DENNIS BENJAMIN F &amp; ANNETTE -

Owner 2: -

Street 1: 60 FLORENCE AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains 4,350 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1929, having primarily Wood Shingle Exterior and 1748 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4350		Sq. Ft.	Site		0	70.	1.27	8									385,351						385,400	

## IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct	
101		4350.000	287,100		385,400	672,500			107903	
									GIS Ref	
									GIS Ref	
									Insp Date	
									08/04/18	

1 of 1

CARD

ARLINGTON

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672,500 / 672,500

USE VALUE:

672,500 / 672,500

ASSESSED:

672,500 / 672,500



## USER DEFINED

Prior Id # 1:	107903
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/11/20	02:42:29
LAST REV	
Date	Time
09/06/18	15:33:53
apro	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PREVIOUS ASSESSMENT

Parcel ID								
162.0-0001-0015.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	287,100	0	4,350.	385,400	672,500	672,500
2019	101	FV	226,300	0	4,350.	385,400	611,700	611,700
2018	101	FV	226,300	0	4,350.	341,300	567,600	567,600
2017	101	FV	226,300	0	4,350.	286,300	512,600	512,600
2016	101	FV	226,300	0	4,350.	286,300	512,600	512,600
2015	101	FV	213,500	0	4,350.	247,700	461,200	461,200
2014	101	FV	213,500	0	4,350.	239,500	453,000	453,000
2013	101	FV	213,500	0	4,350.	227,900	441,400	441,400

## SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DENNIS BENJAMIN		64715-483		12/24/2014		625,000	No	No	Benjamin F Dennis d.o.d. 2/21/1978 bk 64715 p	
		9620-464		1/1/1901	Family		No	No	N	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/19/2011	1307	Re-Roof	6,500						8/4/2018	MEAS&NOTICE	HS	Hanne S
									5/14/2015	Sales Review	PT	Paul T
									10/29/2008	Meas/Inspect	345	PATRIOT
									1/24/2000	Inspected	264	PATRIOT
									12/2/1999	Measured	263	PATRIOT
									1/1/1982		PS	

## ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>									
Type: 15 - Old Style	1	Rating: Average						OF=BMT SINK. FP IN BMT NONFUNCTIONAL.													
Sty Ht: 2A - 2 Sty +Attic		A Bath:	Rating:												Sum Area By Label :						
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:												UAT = 728						
Foundation: 2 - Conc. Block		A 3QBth:	Rating:												SFL = 728						
Frame: 1 - Wood		1/2 Bath: 1	Rating: Average												FFL = 1020						
Prime Wall: 1 - Wood Shingle		A HBth:	Rating:												BMT = 899						
Sec Wall:	%	OthrFix: 1	Rating: Fair												PAT = 152						
Roof Struct: 1 - Gable		<b>OTHER FEATURES</b>																			
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Average																		
Color: TAN		A Kits:	Rating:																		
View / Desir:		Fpl: 1	Rating: Average																		
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:																
Grade: C - Average		<b>CONDOS INFORMATION</b>																			
Year Blt: 1929	Eff Yr Blt:	Location:																			
Alt LUC:	Alt %:	Total Units:																			
Jurisdct:	Fact: .	Floor:																			
Const Mod:		% Own:																			
Lump Sum Adj:		Name:																			
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>									
Avg Ht/FL: STD		Phys Cond: AV - Average	31. %	Functional:				Exterior:		No Unit	RMS	BRS	FL								
Prim Int Wall: 2 - Plaster		Economic:		Special:				Interior:		1	7	3									
Sec Int Wall:	%	Override:						Additions:													
Partition: T - Typical								Kitchen:													
Prim Floors: 3 - Hardwood								Baths:													
Sec Floors: 4 - Carpet	40 %	Total:	31 %					Plumbing:													
Bsmnt Flr: 12 - Concrete								Electric:													
Subfloor:								Heating:													
Bsmnt Gar: 1								General:													
Electric: 3 - Typical																					
Insulation: 2 - Typical																					
Int vs Ext: S																					
Heat Fuel: 2 - Gas																					
Heat Type: 3 - Forced H/W																					
# Heat Sys: 1																					
% Heated: 100		% AC:																			
Solar HW: NO	Central Vac: NO																				
% Com Wall	% Sprinkled:																				
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:									
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 162.0-0001-0015.0												<b>IMAGE</b>					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	<b>AssessPro Patriot Properties, Inc</b>			
More: N	Total Yard Items:													Total Special Features:							
Total:														Total:							